

Cedar City

10 North Main Street • Cedar City, UT 84720
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www.cedarcity.org

Mayor
Maile L. Wilson

Council Members
Ronald R. Adams
Paul Cozzens
Terri W. Hartley
Craig E. Isom
Fred C Rowley

City Manager
Rick Holman

REDEVELOPMENT AGENCY MEETING

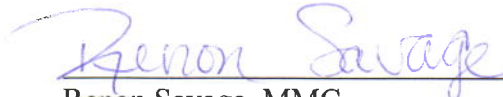
JULY 13, 2016

5:30 p.m. or as soon thereafter as the meeting is called

The Cedar City Redevelopment will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:


- I. Call to Order
- II. Business Agenda
 1. Approval of Minutes dated June 15 & 22, 2016
 2. Consider approval of contractor for the Lin's expansion. Kit Wareham
 3. Consider resolution to approve the initiation of a new Community Reinvestment Agency (CRA) project area. Decorworx/Danny Stewart

Dated this 11th day of July, 2016.


Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 11th day of July, 2016.


Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

REDEVELOPMENT AGENCY MINUTES
JUNE 22, 2016

The Redevelopment Agency held a meeting on Wednesday June 22, 2016, at 6:07 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Maile Wilson.

EXCUSED: Fred Rowley.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Robert D. Allinson; Fire Chief Mike Phillips; Leisure Services/Events Director Bryan Dangerfield.

OTHERS PRESENT: Jeremiah Davis, Kevin Davis, Tom Jett, Melodie Jett, Kaye Holman, Keith Mason, Brad Green.

APPROVAL OF MINUTES DATED JUNE 1 & 8, 2016: Isom moved to approve the minutes dated June 1 & 8, 2016; second by Cozzens; vote unanimous.

APPROVE A RESOLUTION FOR THE REVISIONS TO THE 2015-16 FISCAL YEAR BUDGET. JASON NORRIS: Jason – no changes. For information, we got our bids back for our bonds on the Lin's building and State Bank of Southern Utah gave us a taxable bond and they will do the financing. Paul – they came under the number. Rick – Associated is still working on plans, when they are ready and we have the plans and go through building permit we will move forward. Hartley – has there been a resolution on the parking lot? Rick – not yet, that is ongoing.

Mayor Wilson moved to approve the revisions to the 2015-16 fiscal year budget; second by Isom; vote as follows:

AYE - 4
NAY - 0
ABSTAINED-0

ADJOURN: Hartley moved to adjourn and move into the MBA meeting at 6:10 p.m.; second by Isom; vote unanimous.

Renon Savage, MMC
City Recorder

REDEVELOPMENT AGENCY WORK MINUTES
JUNE 15, 2016

The Redevelopment Agency held a meeting on Wednesday June 15, 2016, at 6:55 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Maile Wilson.

EXCUSED: Fred Rowley.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Robert D. Allinson; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall; Leisure Services/Events Director Bryan Dangerfield.

OTHERS PRESENT: Doug Hall, Matthew W. Harrington, Linda Wilson, Jeremiah Davis, Kevin Davis, Brad Green, Scott Phillips, Jessica Robinson, Ryan Robinson, Brent Drew, Tom Jett.

PUBLIC HEARING TO CONSIDER REVISIONS TO THE 2015-16 FISCAL YEAR

BUDGET. JASON NORRIS: Jason – we have not made any revisions to the RDA budget. We wanted to post for all three meetings. Adams opened the public hearing. There were no comments. The hearing closed.

ADJOURN: Mayor Wilson moved to adjourn and move into the MBA at 6:56 p.m.; second by Isom; vote unanimous.

Renon Savage, MMC
City Recorder

**CEDAR CITY
COUNCIL AGENDA ITEM 2
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: Kit Wareham

DATE: July 13, 2016

SUBJECT: Review of Contractor Bids for the Lin's Market Expansion

Last Friday Associated Food Stores received bids for the Lin's Market Expansion Project. Please find attached the preliminary results, of what seems to be at this time Associated Foods preferred bid, Zwick Construction. Associated Foods has analyzed the other bids and is in the process obtaining clarifications and more information from the other bidders. A firm recommendation for a contractor is not being made at this time. The Zwick Construction bid is 1.2 million dollars above Associated Food' Budget for the project.

Associated Foods anticipates having all the bids analyzed and having either a recommendation for a low bidder or a revised plan for the construction of the project at the City Council Meeting this Wednesday, 7/13/2016.



Lin's Market Remodel & Addition

34,000 SF Remodel and 10,000 SF Addition

ITEM	DESCRIPTION	7/8/2016	7/8/2016
		ORIGINAL BASE BID	REVISED PROPOSAL
1	Surveying	6,000	6,000
2	Selective Demo	249,483	249,483
3	Earthwork	280,483	342,813
4	Utilities	0	0
5	Asphalt Paving	79,915	99,659
6	Helical Piers	66,275	66,275
7	Drilled Piers	120,820	120,820
8	Concrete	166,265	166,265
9	Reinforcing Steel	Included	Included
10	Below Slab Vapor Barrier	Included	Included
11	Masonry	141,169	141,169
12	Precast Concrete	0	0
13	Structural Steel	94,198	94,198
14	Structural Steel Erection	95,000	95,000
15	Joist and Deck	36,307	36,307
16	Rough Carpentry	7,500	7,500
17	Architectural Woodwork	By Owner	By Owner
18	Bituminous Dampproofing	7,650	7,650
19	Water Repellents	15,995	15,995
20	Insulation	53,845	53,845
21	EIFS	22,000	22,000
22	Vapor Retarders	Included	Included
23	Metal Roofing	64,167	64,167
24	TPO Roof Membrane	Included	Included
25	Sheet Metal Flashings	Included	Included
26	Roof Accessories	Included	Included
27	Joint Sealants	5,600	5,600
28	Doors and Frames, Hardware	15,200	15,200
29	Doors and Frames Install	7,500	7,500
30	Storefront & Glazing	48,960	48,960
31	Automatic Doors	Included	Included
32	Side Sliding Grille	13,951	13,951
33	Drywall & Framing	97,774	97,774
34	FRP	29,370	29,370
35	Tile	13,550	13,550
36	Acoustical Ceilings	53,802	53,802
37	Flooring	78,850	78,850
38	Painting	49,557	49,557



Lin's Market Remodel & Addition

34,000 SF Remodel and 10,000 SF Addition

ITEM	DESCRIPTION	7/8/2016	7/8/2016
		ORIGINAL BASE BID	REVISED PROPOSAL
39	Sealed Concrete	27,200	27,200
40	Restroom Partitions & Accessories	18,460	18,460
41	Access Doors	Included	Included
42	Fire Extinguishers	500	500
43	Loading Dock Equipment	2,500	2,500
44	Pneumatic System	54,253	54,253
45	Bike Racks	1,500	1,500
46	Fire Sprinkler System	56,495	56,495
47	Plumbing	165,000	165,000
48	HVAC	130,000	130,000
49	Electrical & Fire Alarm	431,352	431,352
50	Audio Visual System	0	0
51			
52	General Conditions	324,930	333,955
53	Construction Manager Fee	241,811	243,082
54	Payment & Performance Bond	35,759	36,606
55	Liability Insurance	34,454	35,396
56			
57	Project Budget Total	\$ 3,445,400	\$ 3,539,559

Notes

1. An allowance of \$9,000 is included in the bid for dumpsters. This would cover 30 loads at \$300 per load, which is the average rate on other projects.
2. Site demo has already planned on using the city dump and does not included any dump fees as approved by the city before the bid.
3. To replace the parking lot asphalt, roadbase, and structural fill in it's entirety would be \$356,744. The cost breakdown for this scope is as follows:

Parking Lot Demo	\$	80,889
12" Structural Fill	\$	109,407
6" Road Base	\$	54,704
3" Asphalt	\$	99,659
Added General Conditions	\$	1,271
Construction Manager Fee	\$	9,025
Payment & Performance Bond	\$	847
Liability Insurance	\$	942
Total	\$	356,744

4. Cost for an optional Geogrid under the parking lot would be \$33,500

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CEDAR CITY REDEVELOPMENT AGENCY RESOLUTION NO. _____

A RESOLUTION OF THE CEDAR CITY REDEVELOPMENT AGENCY ADOPTING A SURVEY AREA AND AUTHORIZING THE CEDAR CITY/IRON COUNTY OFFICE OF ECONOMIC DEVELOPMENT TO TAKE SUCH STEPS AS ARE REASONABLY NECESSARY TO DEVELOP POSSIBLE PROJECT AREAS.

WHEREAS, the Cedar City Redevelopment Agency (RDA) was established by Cedar City pursuant to statutory authority granted by the predecessor statutes to the current Limited Purpose Local Government Entities — Community Reinvestment Agency Act, UCA § 17C-1-101, et. sec.; and

WHEREAS, Dexorworx is a local company involved in the marketing and branding for various grocery associations and is seeking to expand its operations either here in Cedar City; and

WHEREAS, the expansion is anticipated to include hiring additional personnel at wage rates that are above the average Iron County wage, and investing in the renovation and construction of physical facilities; and

WHEREAS, the RDA has received a request to consider formation of a project area wherein if Dexorworx meets agreed upon criteria possible incentives may be provided to support its expansion of; and

WHEREAS, pursuant to the provisions of UCA § 17C-5-103 the RDA adopts the attached and incorporated exhibit #1 as the survey area and finds that the survey area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the survey area; and

WHEREAS, pursuant to UCA §17C-5-103(2) the RDA does not reasonably believe it will have to exercise its authority to use eminent domain within the survey area, so the RDA is not requiring a blight study at this time. However, the RDA reserves the right to amend this finding in the future if eminent domain is necessary within the survey area.

NOW THEREFORE IT IS HEREBY RESOLVED by the RDA that the Cedar City/Iron County Office of Economic Development is authorized to prepare a proposed community reinvestment project area plan for each proposed community reinvestment project area within the survey area described in exhibit #1.

NOW THEREFORE IT IS FURTHER RESOLVED by the RDA that the Cedar City/Iron County Office of Economic Development is authorized to conduct any reasonably necessary examination, investigation, or negotiation regarding the proposed community reinvestment project as considered appropriate by the RDA.

NOW THEREFORE IT IS FURTHER RESOLVED, by the RDA that the Cedar City/Iron County Office of Economic Development is authorized to enter into such agreements with consultants as may be reasonably necessary to facilitate the provisions of this resolution.

Remainder of page intentionally left blank.

This resolution, RDA Resolution No. _____, shall become effective immediately upon passage by the RDA.

Ayes - ____ Nays - ____ Abstained - ____

Dated this 13th day of July, 2016.

Ron Adams
Chairperson

Attest:

Paul Cozzens
Secretary

Exhibit #1

RDA Resolution No. _____